



OFFICE COMPLEX DOWNTOWN WITH ADDITIONAL PARKING LOT

302 S LOUDOUN ST, 301 S CAMERON ST & 13 E CLIFFORD ST
WINCHESTER, VA 22601

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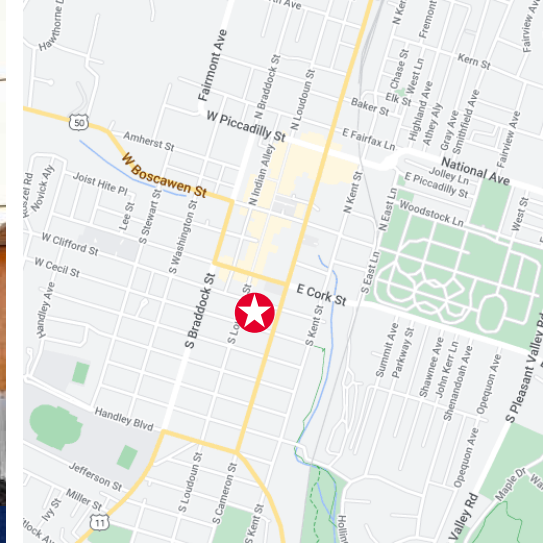
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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,250,000
Building Size:	17,864 SF
Lot Size:	0.94 Acres
Price / SF:	\$181.93
Year Built:	1930
Zoning	B1
Market:	Northern Virginia
Submarket:	Winchester
APN:	193-01-K- 6- >

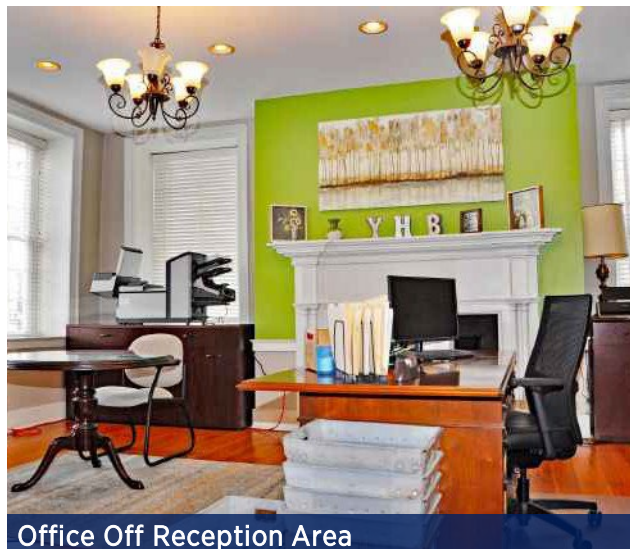
PROPERTY OVERVIEW

- Unique office complex located in downtown Winchester with a comfortable work environment.
- Includes exercise area with shower, racquetball court and basketball half-court for stress free zone.
- One block off of the Old Town Walking Mall and a short walk to downtown Judicial center, local government center.
- Two-story office building with 17,865 SF and a 1,407 SF two-story commercial building for additional rental income.
- Large parking area with covered garage space that could be leased to private car collectors, etc.
- Great opportunity to expand your company's presence in the Winchester market.
- SVN also has 50 South Cameron St listed for sale. Both properties could be combined as a Portfolio Sale.

PROPERTY HIGHLIGHTS

- Close proximity to the Old Town Walking Mall, Judicial and Government
- High walkability factor allows employees to have access to a variety of restaurants and shops
- Add the unique employee sports amenities and you have a winning combination of "work and play"
- Possibility for redevelopment to Mixed-Use

ADDITIONAL PHOTOS - GARAGE & 1ST FLOOR



ADDITIONAL PHOTOS - 2ND FLOOR



RECREATION



FLOOR PLAN



17,865 SF

IN ADDITION TO A 1,407 SF
TWO-STORY BUILDING

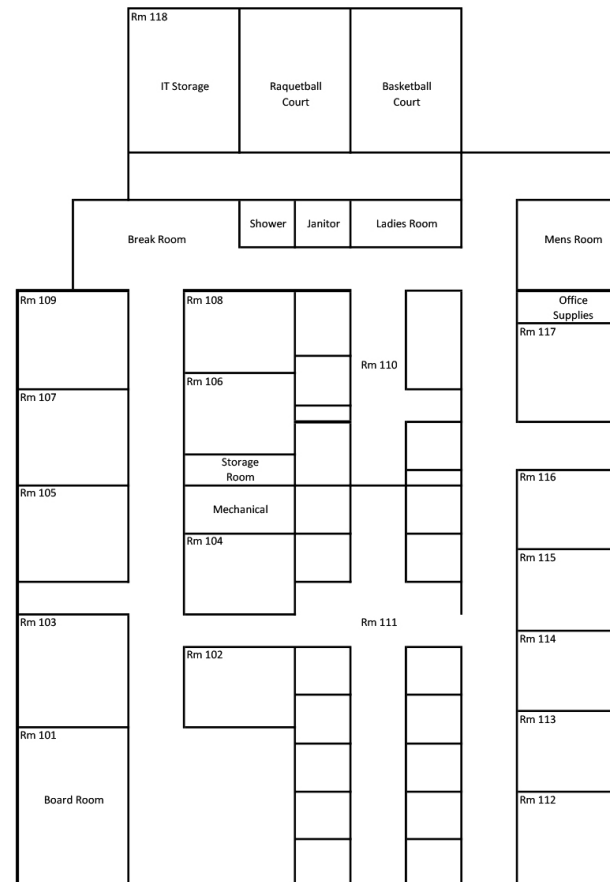
FIRST FLOOR

- 15 OFFICES
- 19 CUBICLES
- 1 CONFERENCE ROOM
- LARGE KITCHEN & BREAK AREA
- 2 RESTROOMS

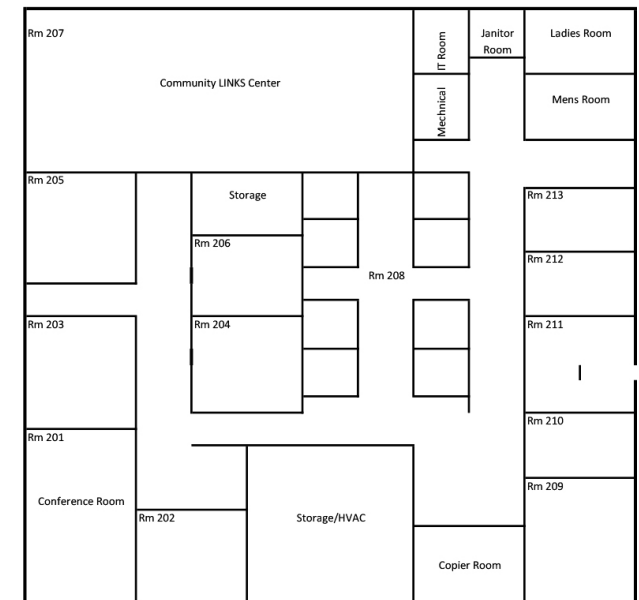
SECOND FLOOR

- 10 OFFICES
- 8 CUBICLES
- 1 CONFERENCE ROOM
- LARGE COMMUNITY TRAINING ROOM
- 2 ADDITIONAL RESTROOMS

First Floor



Second Floor



LOCATION MAP



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SVN | Commercial Specialists | Page 7

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